



RHIIP LISTSERV ARCHIVE

U.S Department of Housing and Urban Development

Office of Multifamily Housing Programs

The Multifamily Housing RHIIP Listserv was established to provide the latest RHIIP related news, occupancy tips and other items of information for the stakeholders of the various HUD subsidized multifamily programs. If you are interested in subscribing to the Listserv, please visit: www.hud.gov/subscribe/maillinglist.cfm. The weekly postings will be archived on the Multifamily RHIIP webpage after every 10 posts.

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Disclaimer: The content contained in the HUD Listserv does not create, modify or delete HUD Departmental policy, it is only intended to serve as an informational resource.

If you should have any occupancy related question, please contact your assigned contract administrator, or your RHIIP Help Desk Representative. To find a list of the RHIIP Help Desk Representatives, please visit:

<http://www.hud.gov/offices/hsg/mfh/rhiip/helpdesk.pdf>

#1 – Welcome- January 13, 2006

Thank you for subscribing to the HUD Multifamily Housing RHIIP TIPS Listserv. We are still in the development process of this listserv, and do not plan to begin distribution until early Fiscal Year 2006.

If you should have any occupancy related question, please contact your assigned contract administrator, or your RHIIP Help Desk Representative. To find a list of the RHIIP Help Desk Representatives, please visit:

<http://www.hud.gov/offices/hsg/mfh/rhiip/helpdesk.pdf>

In the interim, you can view the latest RHIIP information at:

<http://www.hud.gov/offices/hsg/mfh/rhiip/mfhrhiip.cfm>

#2 – Publications - January 20, 2006

PUBLICATIONS: (Posted on the RHIIP website at <http://www.hud.gov/offices/hsg/mfh/rhiip/mfhrhiip.cfm>) and/or HUDCLIPS at <http://www.hudclips.org/cgi/index.cgi>

- The following joint Notice between Housing and Public and Indian Housing is posted on HUDCLIPS.

Notice: H-2005-21

Income calculation and verification guidance regarding the Medicare Prescription Drug Plan - Part D Program

Issued: December 9, 2005

Expires: December 31, 2006

- A Final Rule has been published in the Federal Register dated December 20, 2005, regarding Eligibility of Students for Assisted Housing under Section 8 of the U.S. Housing Act of 1937.

The new OMB approved Form HUD-9834, Management Review for Multifamily Housing Projects is now posted on HUDCLIPS.

#3 – HHS News - January 24, 2006

ITEMS OF INTEREST:

The Department of Health and Human Services recently sent HUD an e:mail with the following information:

On Thursday, January 19, 2006, Medicare released state-by-state data reflecting enrollment in the Medicare prescription drug benefit that began on January 1, 2006. Pharmacists around the country are filling a million prescriptions a day, and many seniors are reporting that they are already saving money from the benefit.

In total, more than 24 million people with Medicare across the U.S. now have prescription drug coverage through Medicare Advantage Plans, new stand-alone prescription drug plans, and employer and union plans. More than 2.6 million people signed up for the new stand-alone prescription drug plans in the last 30 days, on top of the 1 million who had enrolled in the first 30 days of the program.

National drug benefit enrollment figures as of January 13 are:

Stand-Alone Prescription Drug Plans: about 3.6 million (2.6 million since Dec. 13)

Medicare/Medicaid: 6.2 million, including 600,000 in Medicare Advantage plans (not included below)

Medicare Advantage: 4.5 million (plus 600,000 Medicare/Medicaid beneficiaries included above)

Retiree coverage: About 6.4 million retirees are enrolled in the Medicare retiree subsidy. Also, as stated last month, about 1 million retirees are in employer coverage that incorporates or supplements Medicare's coverage. Another estimated 500,000 retirees are continuing in coverage that is as good as Medicare's.

TRICARE/ FEHB retirees: 3.1 million

The fact sheet with state-specific enrollment numbers as of January 13, 2006 can be found at <http://www.cms.hhs.gov/center/press.asp>. Please note that in the state table, the 600,000 Medicare/Medicaid beneficiaries are included in the Medicare Advantage column rather than with Medicare/Medicaid, as above.

#4 – FEMA News - February 2, 2006

ITEMS OF INTEREST:

1. FEMA News Releases

On January 27, 2006, the Department of Federal Emergency Management Agency (FEMA) released news pertaining to Hurricane Katrina and Rita evacuees and temporary housing deadlines. To view this recent release along with a number of other recent releases dated January 26th thru January 30th, please visit

<http://www.fema.gov/news/recentnews.fema>

Additional information regarding HUD's involvement in assisting the evacuees and coordinating the identification of housing opportunities can be found at

<http://www.hud.gov/news/katrina05response.cfm>.

2. The National Low Income Housing Coalition (NLIHC) Launches Listserv for Housing Advocates

An email Listserv has been established to help advocates helping hurricane victims deal with temporary and long-term re-housing issues communicate with each other. The group is meant to be a vehicle through which advocates can exchange information, concerns and resources as they assist individuals who are dealing with FEMA and HUD, help evacuees find adequate, affordable housing, or working toward ensuring affordable housing has a place in the rebuilding of affected areas.

The group may be joined by sending an email to:

katrina_rehousingsubscribe@yahoogroups.com

#5 – Medical Expenses - February 9, 2006

RHIIP TIP ON MEDICAL EXPENSES:

Did you know that transportation expenses to/from treatment and lodging is an eligible item for medical expense deductions? These types of expenses may include the actual cost (e.g. bus fare) or, if driving in a car, a mileage rate based on IRS rules or other accepted standard.

If the IRS mileage rate was used in calculating the transportation expense for driving a car, please refer to the 2006 mileage rate that was released by the IRS on December 2, 2005. The rate for computing deductible medical expenses has increased from 15 cents to 18 cents a mile. The IRS press release can be found at

<http://www.irs.gov/newsroom/article/0,,id=151226,00.html>

For additional information about eligible medical expenses, please refer to Chapter 5 Exhibit 5-3 Medical Expenses That Are Deductible and Nondeductible HUD Handbook 4350.3 REV1, Occupancy Requirements of Subsidized Multifamily Housing Programs [http://www.hudclips.org/sub_nonhud/cgi/hudclips_exp_coll.cgi?query_str=expand&d=HBNT&s1=\(4350.3\)\[no\]&l=100&SECT1=TEXT_HITS&SECT5=HCHB&u=../hudclips.cgi&p=1&r=S&f=S](http://www.hudclips.org/sub_nonhud/cgi/hudclips_exp_coll.cgi?query_str=expand&d=HBNT&s1=(4350.3)[no]&l=100&SECT1=TEXT_HITS&SECT5=HCHB&u=../hudclips.cgi&p=1&r=S&f=S)

#6 – Facts About Children - February 16, 2006

RHIIP TIP ON ELIGIBILITY FOR ASSISTANCE AND OCCUPANCY: Facts about children:

1. Did you know that applicants must disclose social security numbers for all family members at least 6 years of age and older and provide proof of the numbers reported?
--Chapter 3, Eligibility for Assistance and Occupancy, Section 3-5 B of HUD Handbook 4350.3 Occupancy Requirements of Subsidized Multifamily Housing Programs
2. When determining the size of unit that would be appropriate for a particular family, the owner must count "Children in joint custody arrangements who are present in the household 50% or more of the time."
--Chapter 3, Eligibility for Assistance and Occupancy, Section 3-22 E6. b(6) of HUD Handbook 4350.3 Occupancy Requirements of Subsidized Multifamily Housing Programs

For additional information about eligibility for assistance and occupancy, please refer to Chapter 3 of HUD Handbook 4350.3 REV1, Occupancy Requirements of Subsidized Multifamily Housing Programs.
[http://www.hudclips.org/sub_nonhud/cgi/hudclips_exp_coll.cgi?query_str=expand&d=HBNT&s1=\(4350.3\)\[no\]&l=100&SECT1=TEXT_HITS&SECT5=HCHB&u=../hudclips.cgi&p=1&r=S&f=S](http://www.hudclips.org/sub_nonhud/cgi/hudclips_exp_coll.cgi?query_str=expand&d=HBNT&s1=(4350.3)[no]&l=100&SECT1=TEXT_HITS&SECT5=HCHB&u=../hudclips.cgi&p=1&r=S&f=S)

#7 – Earned Income Tax Credit - February 23, 2006

RHIIP TIP ON INCOME EXCLUSION:

What is the Earned Income Tax Credit (EITC)?

The EITC is a special income tax benefit for people who work full or part-time. For those who qualify, less federal taxes will be owed and the person filing could

get a partial refund. Even if a person does not owe income tax, they might be eligible for the EITC, but a federal tax return must be filed. For more information about the EITC and help with filing a return, visit the Internal Revenue Service (IRS) website at www.irs.gov/eitc or call IRS toll-free at 1-800-829-1040 for the location of a Volunteer Income Tax Assistance (VITA) center near you.

If a person receives an EITC refund, will this amount be counted as income to HUD?

NO. The EITC refund payment is not counted as income and is excluded in the tenant calculations for determining the rent amount.

For additional information about other income exclusions, please see Exhibit 5-1: Income Inclusions and Exclusions in Chapter 5, Determining Income & Calculating Rent of HUD Handbook 4350.3 REV-1, Occupancy Requirements of Subsidized Multifamily Housing Programs.

ITEMS OF INTEREST:

OMB Report:

In fiscal year 2005, substantial progress was made in meeting the President's goal to eliminate improper payments as documented in a report dated February 2, 2006, from the Office of Management and Budget. The report "Improving the Accuracy and Integrity of Federal Payments" can be found at http://www.whitehouse.gov/omb/financial/fia_improper.html under "OTHER GUIDANCE".

Submission of Annual Financial Statements for Multifamily Housing Property Owners:

As you are aware, March 1st is the time for some owners to submit their annual audited financial statements and this date is quickly approaching. Some owners/management agents may not have kept their users, coordinators, or passwords up-to-date, therefore system access is always a significant factor just before submission.

It is strongly encouraged that you check your system access capability/passwords well in advance of submission (i.e., during the month of February) so that any issues can be worked out in a timely manner. If you encounter any problems, please contact the Technical Assistance Center (TAC) at the Real Estate Assessment Center (REAC) at the following telephone number: 888-245-4860.

#8 – Resident Services Stipends - March 2, 2006

RHIIP TIPS:

Resident services stipends are generally modest amounts of money received by residents for performing services such as hall monitoring, fire patrol, lawn maintenance, and resident management.

1. If the resident stipend exceeds \$200 per month, owners must include the entire amount in annual income.
2. If the resident stipend is \$200 or less per month, owners must exclude the entire amount in annual income.

For additional information about calculating income and the elements of annual income, please refer to Chapter 5, paragraph 5-6.L. of HUD Handbook 4350.3 Occupancy Requirements of Subsidized Multifamily Housing Programs.

[http://www.hudclips.org/sub_nonhud/cgi/hudclips_exp_coll.cgi?query_str=expand&d=HBNT&s1=\(4350.3\)\[no\]&l=100&SECT1=TXT_HITS&SECT5=HCHB&u=./hudclips.cgi&p=1&r=S&f=s](http://www.hudclips.org/sub_nonhud/cgi/hudclips_exp_coll.cgi?query_str=expand&d=HBNT&s1=(4350.3)[no]&l=100&SECT1=TXT_HITS&SECT5=HCHB&u=./hudclips.cgi&p=1&r=S&f=s)

ITEMS OF INTEREST: Update on Enrollment For Medicare Prescription Drug Coverage

HUD recently received an e:mail from the Department of Health and Human Services with the following information:

Today, HHS Secretary Mike Leavitt announced updated enrollment numbers for the Medicare prescription drug benefit at a community event in Pensacola, Florida.

The number of Medicare beneficiaries receiving prescription drug coverage continues to grow with more than 25 million Medicare beneficiaries now covered, well on track toward the goal of 28 to 30 million enrollees in the first year. This number reflects more than 5.3 million beneficiaries who have signed up individually for prescription drug coverage in the last three months, including 1.5 million who signed up in the last 30 days. Most of the new enrollees in stand-alone drug plans chose plans offering other than the "standard" drug benefit. Many beneficiaries chose coverage with low or no deductible, fixed co-pays for most prescriptions instead of coinsurance, or coverage in the coverage gap or "donut hole."

"The promise of the new Medicare law is being realized for more than 25 million Medicare beneficiaries who are getting help paying for the medicines they need," HHS Secretary Mike Leavitt said. "We are encouraged by the millions of people who are enrolling each month, even as we continue to reach out to those who have not yet signed up but can benefit from the new program."

“We’ve seen enrollment continue at a steady pace, faster than what we saw before the late December surge,” said Centers for Medicare & Medicaid Services Administrator Mark B. McClellan, M.D., Ph.D. CMS continues to urge Medicare beneficiaries to sign up for drug coverage early in the month before they want coverage, or at least 2 to 3 weeks before they plan to use their coverage. “Signing up before the 15th makes it more likely that you will get your prescriptions filled quickly the first time you use your coverage,” Dr. McClellan said. “We want everyone to get the most out of their coverage starting the first time they go to the drug store.” The enrollment period continues through May 15, 2006.

The overall drug benefit enrollment figures as of Feb. 13 are:

- Stand-alone Prescription Drug Plans: about 4.9 million (1.3 million since Jan. 13)
- Medicare/Medicaid: 6.2 million (including 560,000 in Medicare Advantage plans).
- Medicare Advantage: 4.7 million plus 560,000 in Medicare/Medicaid.
- Retiree coverage: About 6.4 million retirees are enrolled in the Medicare retiree subsidy. As previously stated, another 1 million retirees are in employer coverage that incorporates or supplements Medicare’s coverage. Another estimated 500,000 retirees are continuing in coverage that is as good as Medicare’s.
- TRICARE/ FEHB retirees: 3.1 million.

The fact sheet with current state-specific enrollment numbers can be found at <http://hhs.gov/news/press/2006.html>.

#9 – Special Claims - March 2, 2006

ITEMS OF INTEREST: Federal Register Seeking Public Comment regarding Notice of Submission of Proposed Information Collection to OMB; Applications for Housing Assistance Payments: Special Claims Processing

Federal Register Document Number: FR-5037-N-10

Date: 20060224

The proposed information collection requirement described below has been submitted to the Office of Management and Budget (OMB) for review, as required by the Paperwork Reduction Act. The Department is soliciting public comments on the subject proposal.

Owners/agents submit vouchers to HUD or their Contract Administrators (CA)/Performance Based Contract Administrators (PBCA) monthly to receive assistance payments for the difference between the gross rent and the total tenant payment for all assisted tenants. Special claims vouchers are also submitted by owners/agents to HUD or their CA/PBCA to receive an amount to offset unpaid rent, tenant damages, vacancies, and/or debt service losses.

Interested persons are invited to submit comments regarding this proposal. Comments should refer to the proposal by name and/or OMB approval Number (2502-0182) and

should be sent to: HUD Desk Officer, Office of Management and Budget, New Executive Office Building, Washington, DC 20503; fax: 202-395-6974.

FOR FURTHER INFORMATION CONTACT: Lillian Deitzer, Reports Management Officer, AYO, Department of Housing and Urban Development, 451 Seventh Street, SW., Washington, DC 20410; e-mail Lillian Deitzer at Lillian.L.Deitzer@HUD.gov or telephone (202) 708-2374. This is not a toll-free number. Copies of available documents submitted to OMB may be obtained from Ms. Deitzer.

DATES: Comments Due March 27, 2006.

The Federal Register documents can be viewed at
<http://www.hudclips.org/cgi/index.cgi>

#10- Dependent Deductions, Publications (Rent Schedule and IRS-Notice 2005-69) – March 8, 2006

RHIIP TIP: Dependent Deductions:

The head of the family, the spouse, and the co-head may never qualify as dependents.

A foster child, an unborn child, a child who has not yet joined the family, or a live-in aide may never be counted as a dependent.

For additional information about calculating adjusted income and dependent deductions, please refer to Chapter 5, paragraph 5-10. A.2 of HUD Handbook 4350.3 REV1, Occupancy Requirements of Subsidized Multifamily Housing Programs
[http://www.hudclips.org/sub_nonhud/cgi/hudclips_exp_coll.cgi?query_str=expand&d=HBNT&s1=\(4350.3\)\[no\]&l=100&SECT1=TEXT_HITS&SECT5=HCHB&u=../hudclips.cgi&p=1&r=S&f=S](http://www.hudclips.org/sub_nonhud/cgi/hudclips_exp_coll.cgi?query_str=expand&d=HBNT&s1=(4350.3)[no]&l=100&SECT1=TEXT_HITS&SECT5=HCHB&u=../hudclips.cgi&p=1&r=S&f=S)

PUBLICATIONS:

1. The new OMB approved Form HUD-92458, Rent Schedule Low Rent Housing is now posted on HUDCLIPS at <http://www.hudclips.org/cgi/index.cgi>. The form, dated November 2005, has been revised to omit the SSN/EIN column because this information is no longer necessary to process the rent schedule since it is available in other HUD sources. Owners/agents will not be required to re-submit the Rent Schedule on the revised version if the old version (with the SSN/EIN) has already been submitted.

2. IRS Notice 2005-69 has been issued providing relief from certain low-income housing credit requirements due to Hurricane Katrina. A temporary suspension of certain income limitation requirements has been granted for qualified low-income housing projects in which vacant units have been rented to displaced individuals. The notice can be found at

<http://www.irs.gov/pub/irs-drop/n-05-69.pdf>

ITEMS OF INTEREST: HUD Memo Regarding Newly Created RHIIP Listserv

1. HUD Memo Regarding Newly Created RHIIP Listserv

The Memorandum dated February 16, 2006, from Charles H. Williams, Deputy Assistant Secretary for Multifamily Programs to the HUD Multifamily Hub and Program Center Directors, promoting the RHIIP Listserv can be viewed at

<http://www.hud.gov/offices/hsg/mfh/rhiip/mfhrhiip.cfm>).

2. RHIIP Listserv Archive

The weekly Listserv postings will be archived on the Multifamily RHIIP webpage after every 10 postings at <http://www.hud.gov/offices/hsg/mfh/rhiip/mfhrhiip.cfm>